

DATA SHEET VOCAL AUCTION

(STATE FINANCING IS NOT AVAILABLE ON THIS PARCEL)

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| SALE No.: | COUNTY: | ROUTE: | DEED No.: |
| V062606-06 | Los Angeles | 105/405 | 54076-01-01 |

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| MINIMUM BID | \$ 525,500.00 |
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| BID DEPOSIT | \$5,000.00 DUE AT THE AUCTION (CASHIER'S CHECK OR MONEY ORDER) Payable to: California Department of Transportation |
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| REQUIRED DEPOSIT | 10% DOWN REQUIRED BY JUNE 29, 2006. BALANCE OF THE PURCHASE PRICE DUE ON OR BEFORE SEPTEMBER 21, 2006. |
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| LOCATION | COUNTY OF LOS ANGELES | (Thomas Guide Map 733-B2) |
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| STREET ADDRESS | 5151 El Segundo Blvd. |
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| LEGAL DESCRIPTION | (For identification only, Not a complete Legal Description) All that portion of Lot 148 of Tract No. 12987, in the unincorporated portion of the county of Los Angeles, State of California, as shown on map recorded in book 259, pages 17 and 18 of Maps, in the office of the County Recorder of said county. |
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| PROPERTY DESCRIPTION | TYPE: Improved lot with Tuneup Masters LOT SIZE: 26,241 SF SHAPE: Irregular TOPOGRAPHY: Level Encumbered with a 1,726 SF Water Easement on the west side Encumbered with a 2,080 SF Electrical Easement on the east side Encumbered with a 129 SF Utility Easement to So. Cal. Edison on the SW corner |
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| ZONE C-2 | The Department of Transportation makes no warranty as to the existing or future zoning. Prospective bidders are advised to contact the appropriate city and or county offices for current zoning information and permitted land use. |
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| UTILITIES | Availability of utilities should be checked with local utility companies, the city and / or the unincorporated county area government offices. |
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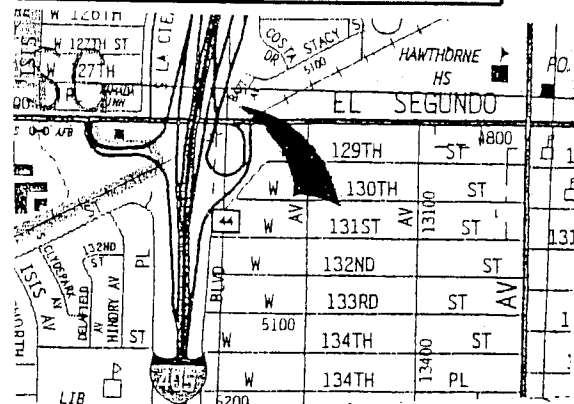
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|--------|--|
| ACCESS | Access from Bart Ave., no access from El Segundo |
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| LIMITATIONS AND INSPECTION | The sale of this property is subject to all matters of public record and any easements, claim of easements or reservations not of record. The Department of Transportation does not assume any liability for any possible encumbrances on this property. Such information as the Department of Transportation may have on the subject will be furnished upon request. Location of property line, fence and walls if any are assumed located on or nearby property lines, the State does not guarantee proper placement. Prospective bidders should consult local title companies for complete information regarding the title of the property at their expense. Interested parties, upon request, may inspect the property and conduct core or soil sample tests with the State's written approval. Possible Hazardous Waste, sold "as is". |
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For additional information or assistance, please call (909) 444-0555.

COUNTY OF LOS ANGELES

| DIST | COUNTY | ROUTE | POST MILE |
|------|--------|---------|-----------|
| 07 | LA | 105/405 | 20.3 |



LOCATION MAP

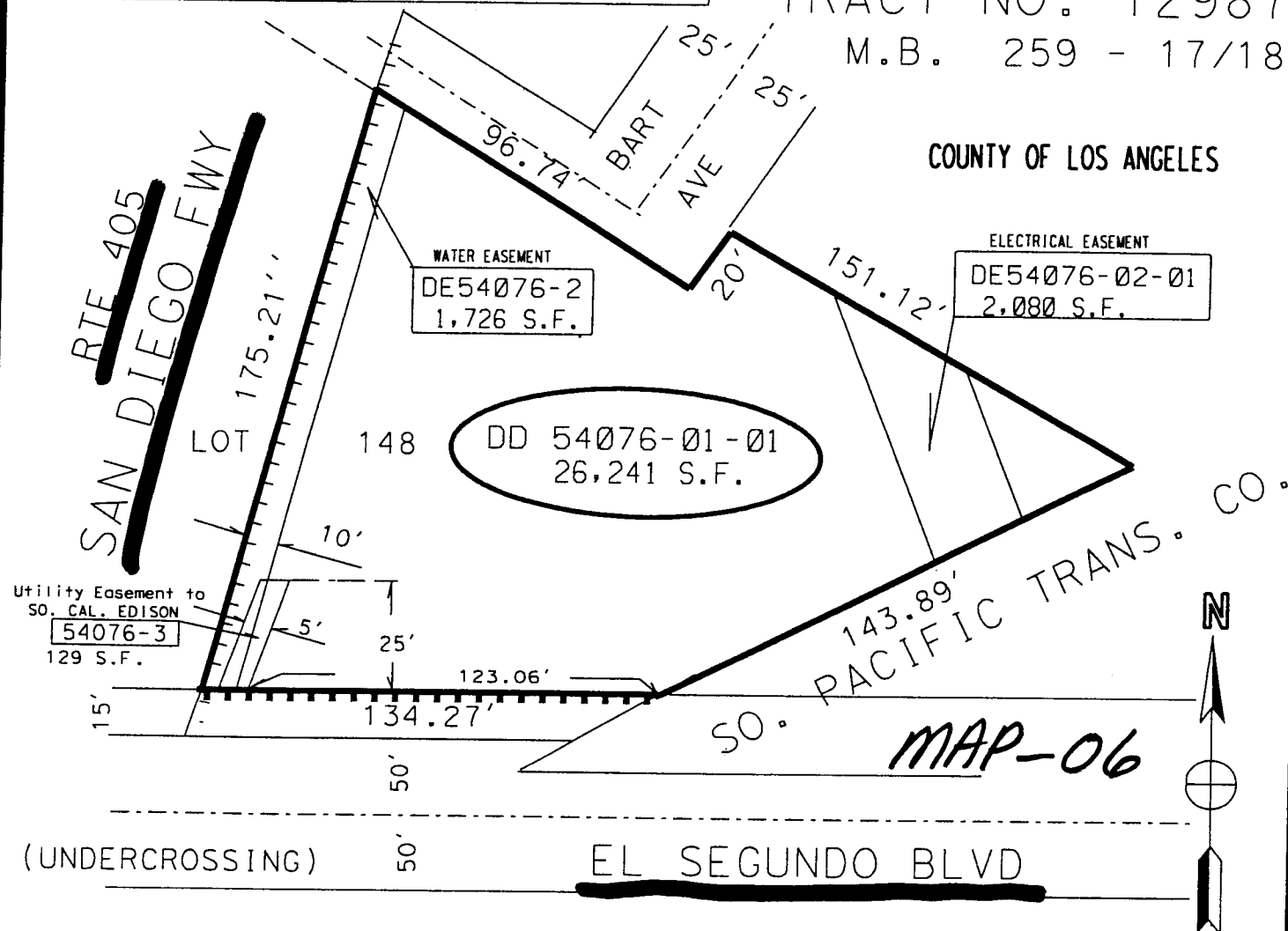
PARCEL NO. AREA

DD 54076-01-01 26,241 S.F.

ELECTRICAL EASEMENT 2,080 S.F.
 WATER EASEMENT 1,726 S.F.
 RES. UTILITY. EASE. 129 S.F.
 TOTAL 3,935 S.F.

TRACT NO. 12987
 M.B. 259 - 17/18

COUNTY OF LOS ANGELES



(UNDERCROSSING)

EL SEGUNDO BLVD

STATE RETAINS ACCESS RIGHTS

INTERSTATE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 54076-01-01

REF. MAP: F 1022-1

SCALE: NONE

DRWN: JM CH: CD

DATE: 02-17-06